| 074.0 | 0002 | 0009.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 887,900 / 887,900 |
| | | | | | USE VALUE: | 887,900 / 887,900 |
| | | | | | ASSESSED: | 887,900 / 887,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 135 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCGILL ROBERT A TRUSTEE |
| Owner 2: | ROBERT A MCGILL TRUST |
| Owner 3: | |
| Street 1: | 135 RIDGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MCGILL ROBERT A - |
| Owner 2: | - |
| Street 1: | 135 RIDGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: U |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2113 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12000.000 | 336,600 | 5,300 | 546,000 | 887,900 |
| Total Card | 0.275 | 336,600 | 5,300 | 546,000 | 887,900 |
| Total Parcel | 0.275 | 336,600 | 5,300 | 546,000 | 887,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.31 | /Parcel: 420.3

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 46649

**GIS Ref**

**GIS Ref**

**Insp Date** 10/05/18

!6188!

## PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 336,600 | 5300 | 12,000. | 546,000 | 887,900 | 887,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 276,800 | 5600 | 12,000. | 546,000 | 828,400 | 828,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 276,800 | 5600 | 12,000. | 468,000 | 750,400 | 750,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 276,800 | 5600 | 12,000. | 436,800 | 719,200 | 719,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 276,800 | 5600 | 12,000. | 374,400 | 656,800 | 656,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 250,700 | 5800 | 12,000. | 335,400 | 591,900 | 591,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 250,700 | 5800 | 12,000. | 310,400 | 566,900 | 566,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 250,700 | 5800 | 12,000. | 296,000 | 552,500 | 552,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:59:30 |

**LAST REV**

| Date | Time |
|---|---|
| 10/03/19 | 17:25:26 |

mmcmakin

6188

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MCGILL ROBERT A | 55961-55 | | 12/2/2010 | Convenience | 99 | No | No | | |
| DAEVERIS ADRIEN | 26851-263 | | 11/25/1996 | | 229,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46649 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/23/2013 | 1275 | Manual | 4,746 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/5/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/16/2014 | Info Fm Prmt | EMK | Ellen K |
| 6/12/2009 | Measured | 189 | PATRIOT |
| 11/5/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 263 | PATRIOT |
| 3/4/1994 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12000 | | Sq. Ft. | Site | | 0 | 70. | 0.65 | 4 | | | | | | | | | 546,000 | | | | | | 546,000 | |

Total AC/HA: 0.27548 | Total SF/SM: 12000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 546,000 | Spl Credit | Total: 546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE/GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99644244 |
| Adj $ / SQ: | 127.794 |
| Other Features: | 119000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 457286 |
| Depreciation: | 120723 |
| Depreciated Total: | 336562 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | | BRs: 4 | | | | Baths: 3 | | | HB | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

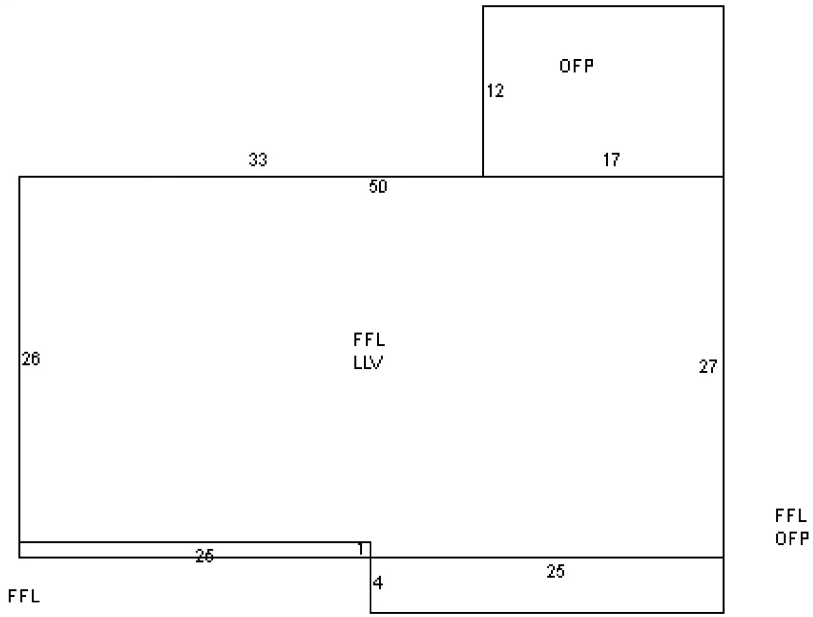
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 140.57 |
| Special Features: | 0 | Val/Su Net: | 109.32 |
| Final Total: | 336600 | Val/Su SzAd | 232.14 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,450 | 127.790 | 185,301 |
| LLV | Lower Level | 1,325 | 79.070 | 104,771 |
| OFP | Open Porch | 304 | 21.850 | 6,642 |
| | Net Sketched Area: | 3,079 | Total: | 296,714 |
| Size Ad | 1450 | Gross Are | 3079 | FinArea 2113 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 074.0-0002-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10 | Pool-Conc. | D | Y | 1 | 12X32 | A | AV | 1970 | 22.59 | T | 39.2 | 101 | | | 5,300 | | | 5,300 |

| More: | N | Total Yard Items: | 5,300 | Total Special Featues: | | Total: | 5,300 |
|---|---|---|---|---|---|---|---|